



**3115, 175 Silverado Boulevard SW  
Calgary, Alberta**

**MLS # A2302718**



**\$309,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Price to Sell!!!! A move-in-ready opportunity for first time buyers, downsizers, or investors seeking comfort, functionality, and a great location. Welcome to Unit 3115 at 175 Silverado Boulevard SW - a bright and freshly painted main-floor condo offering 858 SqFt of well-designed living space in desirable community of Silverado. This thoughtfully laid-out unit features durable vinyl flooring runs throughout complementing the open-concept living and dining area; the stylish and functional kitchen with granite counter tops, stainless steel appliances (brand new: refrigerator and microwave); two bedrooms separated by the living room, providing excellent privacy for roommates, guests, or home office setup. The primary bedroom includes a walk-in closet and a private 3pc ensuite bathroom, while the second full 4pc bathroom is conveniently located near the second bedroom. A wall-mounted Air-Conditioning unit keeps the home comfortable during warmer months. Step outside to your private patio facing a green zone, offering a peaceful setting and added privacy - perfect for morning coffee or relaxing evenings. Additional highlights - titled underground parking and a separate storage unit, add value and extra space. This apartment is located close to all amenities: parks, playgrounds, walking paths, elementary, junior high and high schools, shopping, restaurants and quick access to major roadways and transit. It will not last long on the market!